

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **April 17, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Dan Hickey-Fire Services, Mike Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Dale Parrett-Public Works, Dave Davis-Attorney, and Karen Parker-Secretary.

The meeting convened at 2:00 pm.

Mr. Springstead joined the Committee as County Engineer for the Villages projects. Mr. Ginn did not participate in the discussion or vote.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from April 10, 2006. Mr. Parrett seconded the motion and the motion carried.

Mrs. Rogers announced that Mrs. Webb is out of the office today; however, last week she reviewed the plans for today's meeting and provided her comments to the necessary recipients.

Mrs. Rogers announced that Barry Ginn will be arriving late today; therefore, we will move forward with the Villages projects first.

NEW BUSINESS:

VOS – Madison Villas – Major Development – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 55-lot/3-tract subdivision. Mr. Bowsky stated that due to a comment from the surveyor, the legal description will be revised. All other comments were received and will be addressed. Mrs. Keenum, Mrs. Howard, Mr. Davis, Mr. Hickey, Mr. Springstead, and Mr. Parrett had no comments.

Mr. Springstead moved to approve the final plat subject to all comments being addressed on the mylar. Mr. Parrett seconded the motion and the motion carried.

VOS – Audrey Villas – Major Development – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 76-lot/3-tract subdivision. Mr. Bowsky stated that due to a comment from the surveyor, the legal description will be revised. All other comments were received and will be addressed. Mrs. Keenum, Mrs. Howard, Mr. Davis, Mr. Hickey, Mr. Springstead, and Mr. Parrett had no comments.

Mr. Springstead moved to approve the final plat subject to all comments being addressed on the mylar. Mr. Parrett seconded the motion and the motion carried

VOS – Unit 134 – Major Development – Preliminary & Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to develop a 225-unit subdivision. Mrs. Webb's comment consisted of an error in the legal description. Mrs. Howard, Mr. Hickey, Mr. Springstead, and Mr. Parrett had no comments. Mrs. Keenum asked if Rhapsody Path would connect to Dunkirk Trail. Mr. Palmer replied in the affirmative. Mr. Davis stated he had not had an opportunity to review the plans. Mrs. Rogers suggested that any approval be subject to comments from the attorney.

Mr. Springstead moved to approve the preliminary and engineering plans subject to Mr. Davis addressing any comments. Mr. Parrett seconded the motion and the motion carried.

After the meeting, Mr. Davis reviewed the plans and had no comments.

VOS – Unit 135 – Major Development – Preliminary & Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to develop a 341-unit subdivision. Mrs. Webb's comment consisted of an error in the legal description. Mrs. Keenum, Mrs. Howard, Mr. Hickey, Mr. Springstead, and Mr. Parrett had no comments. Mr. Davis stated he had not had an opportunity to review the plans. Mrs. Rogers advised that any approval be subject to comments from the attorney.

Mr. Springstead moved to approve the preliminary and engineering plans subject to Mr. Davis addressing any comments. Mr. Parrett seconded the motion and the motion carried.

After the meeting, Mr. Davis reviewed the plans and had no comments.

VOS – Morse Boulevard Phase IV – Major Development – Preliminary & Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct 1.01 miles of roadway. There were no comments from staff. Mrs. Keenum, Mrs. Howard, Mr. Hickey, and Mr. Parrett had no comments. Mr. Davis stated had not had an opportunity to review the plans. Mrs. Rogers advised that any approval be subject to comments from the attorney. Engineering comments were discussed regarding signage for the golf cart merge on portion of O'Dell Circle, limits of construction barricades on signage plans, design curb cut on Colony Boulevard, and the manhole detail located at the intersection of the drainage pipes. Mr. Springstead requested a copy of all regulatory permits.

After the meeting, Mr. Davis reviewed the plans and had no comments.

Mr. Springstead moved to approve the preliminary and engineering plans subject to revised plans being submitted and addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

Mr. Ginn joined the Committee at 2:15 p.m., as County Engineer for the non-Villages projects. Mr. Springstead excused himself and did not participate in the discussion or vote.

Mr. Hickey excused himself at 2:15 p.m.

OLD BUSINESS:

Parkwood Village Residential Subdivision Development - Major Development – CR 101 Improvement Plan Review

Mark Warner, Wantman Group, was present to discuss improvements to CR 101. Public Works comments were discussed regarding the infiltration system. Mr. Parrett stated the road taper needs to begin on the north end of the property to tie back in to the remaining roadway. The emergency exit from Parkwood Village to CR 101 needs to be shown on the plans. Mr. Warner requested a copy of Public Works comments that were discussed. Mr. Parrett will provide Mr. Warner a copy of the comments. Mr. Ginn and Mr. Warner have had several discussions over the past two weeks and have resolved Mr. Ginn's comments. Mr. Davis, Mrs. Howard, and Mrs. Keenum had no comments. Mrs. Rogers suggested Mr. Warner and Public Works meet to resolve the comments that were discussed by Public Works in further detail. Mr. Parrett tentatively scheduled a morning meeting with Mr. Warner on Thursday, April 20, 2006. Mr. Parrett will check Mr. Hurst's schedule to confirm the meeting.

Mr. Ginn moved to table the CR 101 Improvement Plan until a meeting is held between Mr. Warner and Public Works. Mrs. Keenum seconded the motion and the motion carried.

Parkwood Village Residential Subdivision Development - Major Development – Engineering Plan Review

Mark Warner, Wantman Group, was present to discuss the engineering plan. Engineering comments were discussed regarding the warning message for the draining documentation, use of vertical hydraulic activities for storm water, and pond 13. Mr. Ginn stated all previous comments have been addressed. Mr. Ginn requested revised plans, which Mr. Warner provided during the meeting.

Mr. Ginn moved to table the engineering plan until a meeting is held between Mr. Warner and Public Works concerning the CR 101 Improvement Plans. Mrs. Keenum seconded the motion and the motion carried.

SECO Fleet Maintenance Facility - Major Development – Preliminary & Engineering Plan Review

James Baysinger and Mark Lyman, VHB, were present and requesting preliminary and engineering approval to construct a 17,800 square foot fleet maintenance facility. The facility will house the existing fleet maintenance crew. The existing facility will be used by grounds maintenance.

Staff comments were received and will be addressed. Mrs. Keenum, Mrs. Howard, Mr. Davis, and Mr. Parrett had no comments. Engineering comments were received and will be addressed.

Mr. Ginn moved to approve the preliminary and engineering plans subject to all comments being addressed and submitting revised plans. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for April 24, 2006.

Mrs. Keenum moved to adjourn. Mr. Ginn seconded the motion and the motion carried.

Meeting adjourned at 2:40 pm.